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DEPARTMENT OF PLANNING AND LAND USE

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AGENDA

HISTORIC SITE BOARD

August 15, 2005
Tentative

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- Excused Absences
- Other General Information

B. Conflict of Interest Declaration

C. Approval of June 20, 2005 Board Minutes

D. Reports

E. Announcements –

- Building Bonita - over 100 years of Architecture in the Sweetwater Valley. On view through August 27, 2005 Thursday-Saturday 10:00-3:00. 4035 Bonita Rd., Bonita CA 91902
- San Diego County Archaeological Society Meeting Saturday, August 20, 2005

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment

B. Presentations

C. County Department of Parks and Recreation - None

ACTION ITEMS

ITEM 3 –THE FERRY RANCH HOUSE – MAA 05-002

Applicant: Kathy Romero & Mike Meza

Location: 10414 Chase Creek Lane, Lakeside, CA 92040

Description: On December 3, 1999, the Planning Commission approved Tentative Map 5147RPL1 for Palmtag-Davis Communities. Ferry Ranch, a historic farmhouse constructed in 1878, is located within this project. The project required that an open-space easement be placed over the Ferry Ranch House (Lot 24). The Ferry Ranch house and surrounding property was evaluated for historic significance by Brian F. Smith in March, 1999 as a part of the Palmtag-Davis Project and determined that the house was a significant resource both under the California Environmental Quality Act (CEQA) and the County Resource Protection Ordinance (RPO). The details of the historic evaluation are contained in a report titled: "An Archaeological/Historical Survey of the Ferry Ranch Project, Lakeside Farms, County of San Diego", prepared by Brian Smith with Brian F. Smith and Associates dated March 23, 1999. Although the property is significant and is protected by an open space easement, no application has been previously made for historic listing by the County, or for the Mills Act Contract.

On November 18, 2002, the Historic Site Board voted to recommend approval of the addition of a detached garage. On April 18, 2005, the Historic Site Board voted to recommend approval of a Site Plan Waiver for the addition of a cedar privacy fence and gates at the back of the house. Both the garage and the fence have been constructed.

Today's Action: Recommend approval of the Mills Act Contract and placement of this resource on the Local Register of Historic Resources.

Staff Recommendation: Recommend approval of Mills Act Contract and placement of this resource on the Local Register of Historic Resources.

DISCUSSION ITEMS

ITEM 4 – REVIEW AND UPDATE OF HISTORIC SITE BOARD GOALS

Description: HSB 2005 goals were last reviewed in January and February 2005.

2005 goals are as follows:

Procedures and Operations

- (1) Develop guidelines for documentation expected with applications for landmarking. (HSB Staff and Board) (Jim to prepare a first draft)

Research

- (2) Identify how a Mills Act-type incentive can be applied to archaeological sites. (HSB Staff)
- (3) **Develop approaches to preservation of open space easements for historical resources. (HSB Staff) (Paul will provide samples of façade easements for historic properties)**
- (4) Compile a list of National Register listed or eligible properties in the unincorporated area, and identify those potentially eligible for the Mills Act. (HSB Staff)

Outreach

- (5) Develop outreach materials for distribution to interested individuals and organizations:
 - Brochure with general information, site listing advantages, and procedures (Board)
 - Update PowerPoint presentation for use by HSB (HSB Staff and Board)
- (6) Schedule presentations to at least three appropriate groups (HSB Staff and Board)
- (7) Distribute Mills Act information to owners of properties landmarked by the earlier HSB. (HSB Staff) (ongoing)
- (8) Upgrade the HSB portion of the County's Web site. (HSB staff)

Grants

- (9) Submit two applications for CLG grants:
 - Review and update Julian Historic District information and submit eligible properties for California Register. (HSB Staff)
 - Proposal from County Parks (HSB Staff and County Historian)

Other

- (10) Ongoing presentations and training at monthly HSB meetings. (HSB staff)
- (11) Historic Landscapes (National Park Service)
- (12) Document projects that have archaeological sites (such as the list prepared for the SD Archaeological Center Board). Determine if there is a threshold at which DPLU should bring to project to the HSB for review and recommendation. A good example might be Oak Canyon Estates in Ramona.

Previous Discussion of Goals:

- Item (1) – Jim Royle is drafting a set of guidelines
- Item (3) – Paul Johnson provided information about façade easements
- Item (4) – Gail Wright provided a listing of County properties that are listed on the National Register. This list includes the entire county including incorporated entities. Staff will continue to prepare a list of “eligible” properties from the National Register Listing.

OTHER

ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, September 19, 2005

- Edwards stone house and tower in Julian tentatively to be brought forward for historic designation (Applicant has hired Scott Moomjian to evaluate the project and prepare a report).
- County Open Space Park Wilderness Gardens 1880, historic grist mill foundation, tentatively to be brought forward by County Parks September (see handout for directions and times).

ITEM 6 – ADJOURNMENT